

BK0383PG0049

STATE MS.-DESOTO CO. *A*
FILED

Nov 16 11 01 AM '00

TRUSTEE'S DEED

HIGHEST BID: \$18,952.53

BK 383 249
WT
CLK.

For good, legal and valuable consideration, receipt of all of which is hereby acknowledged, and for such specific consideration as is set forth below, GRANTOR hereby conveys to GRANTEE all right, title and interest, vested in GRANTOR as trustee, in the real property hereinafter described.

GRANTOR:

Christian Goeldner, trustee, who acquired title as such by an instrument entitled "Deed of Trust" recorded on January 19, 1994, in Book 685 at Page 119, and re-recorded on February 17, 1994 in Book 689 at Page 621, in the Chancery Clerk's Office of Desoto County, Mississippi.

GRANTEE:

James M. Sumner and Wandaloo Sumner,
husband and wife as joint tenants.

SPECIFIC CONSIDERATION:

The sum of **\$18,952.53**, being the highest bid for cash in the manner required by law and under the terms and conditions of the Deed of Trust foreclosed.

DEED OF TRUST FORECLOSED:

Dated January 14, 1994, recorded on January 19, 1994 in **Book 685, Page 119**, and re-recorded on February 17, 1994 in **Book 689 at Page 621** of real estate trust deeds, in the office of the Chancery Clerk of Desoto County, Mississippi.

SALE:

On Tuesday, November 14, 2000 at 11:00 A.M. at the East Door of the County Court House of Desoto County, Mississippi, as advertised by Notice, a certified copy of which is enclosed as Exhibit "A" to this instrument, GRANTEES being the highest bidders for cash for said land and property.

LEGAL DESCRIPTION:

State: Mississippi. County: Desoto.

Lot 118, Section "B" South, Desoto Woods Subdivision, in Section 1, Township 2 South, Range 8 West, Desoto County, Mississippi, as per Plat recorded in Book 6 at Page 8 in the office of the Chancery Clerk of said county.

Street Address:

5803 Westminster, Horn Lake, MS 38637.

EXISTING ENCUMBRANCES:

Grantee takes title subject to the following encumbrances: all those of record, but extinguishing the deed of trust foreclosed on and referred to above and all encumbrances junior to said deed to trust.

POSSESSION:

Grantee is entitled to possession of the property as follows: from date of execution of this deed.

DATE OF EXECUTION: 14th day of November, 2000.


CHRISTIAN GOELDNER, TRUSTEE

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority of law in and for this jurisdiction, the within named Christian Goeldner, who acknowledged signature and delivery of the above and foregoing instrument on the day and year therein mentioned.

Given under my hand and official seal of office this the 14 day of November, 2000.



Carolyn M. Cooke
NOTARY PUBLIC

My commission expires:

MISSISSIPPI STATEWIDE NOTARY PUBLIC
MY COMMISSION EXPIRES SEPT. 2, 2001
BONDED THRU STEGALL NOTARY SERVICE

Grantor's Address:
Christian Goeldner, Trustee
P.O. Box 1468
Southaven, MS 38671-1468
Tel. (Home) n/a
(Work) 662-342-7700

Grantee's Address:
James M. & Wandaloo Sumner
1468 Haywood Drive
Southaven, MS 38671
Tel. (Home) n/a
(Work) 662-393-9846

Prepared by the office of
Goeldner & Walsh Attorneys at Law
Professional Association
P.O. Box 1468
Southaven, MS 38671-1468
Tel. (662) 342-7700

PROOF OF PUBLICATION

THE STATE OF MISSISSIPPI
COUNTY OF DESOTO

Ruth Dobbs personally appeared before me the undersigned in and for said County and State and states on oath that she is the CLERK of the DeSoto Times Today, a newspaper published in the town of Hernando, State and County aforesaid, and having a general circulation in said county, and that the publication of the notice, a copy of which is hereto attached, has been made in said paper 4 consecutive times, as follows, to-wit:

NOTICE OF SALE

Default has been made under the terms and conditions of the Deed of Trust listed herein, the entire debt has been declared due and payable. Beneficiary, as legal holder of the indebtedness, has requested Trustee to execute the trust and to sell the property in accordance with the terms of the Deed of Trust for the purpose of raising the sums due thereunder, together with attorney's fees, trustee's fees and expenses of sale.

The undersigned Trustee, pursuant to terms in the Trust Deed listed below, upon instructions from the Beneficiary, and under the authority and in accordance with the provisions of the same Deed of Trust, will offer for sale, and sell, the property described below for cash to the highest bidder, at a time, date and place specified below.

The undersigned Trustee will convey only such title as is vested in him by virtue of the Deed of Trust listed below.

NAME OF ORIGINAL MORTGAGOR: David E. Cotten, Jr. & Robin R. Cotten.
TRUSTEE: Christian Goeldner, trustee under instrument dated January 14, 1994, recorded on January 19, 1994 in Book 685, Page 119, and re-recorded on February 17, 1994 in Book 689 at Page 621 of real estate trust deeds, in the office of the Chancery Clerk of DeSoto County, Mississippi.

BENEFICIARY: James M. Sumner & Wandalee Sumner

DEED OF TRUST: Dated January 14, 1994, recorded on January 19, 1994 in Book 685, Page 119, and re-recorded on February 17, 1994 in Book 689 at Page 621 of real estate trust deeds, in the office of the Chancery Clerk of DeSoto County, Mississippi.

PROPERTY: Lot 118, Section "B" South, DeSoto Woods Subdivision, in Section 1, Township 2 South, Range 8 West, DeSoto County, Mississippi, as per Plat recorded in Book 6 at Page 8 in the office of the Chancery Clerk of said county.

Street address of property: 5803 Westminster, Horn Lake, MS 38637

SALE: Date: Tuesday, November 14, 2000

Hour: within the legal hours between 11:00 AM and 4:00 PM

Place: at the East door of the County Court House of DeSoto County, at Hernando, Mississippi

WITNESS MY SIGNATURE on this the 9th day of October, 2000.

CHRISTIAN GOELDNER

Trustee

Oct. 18, 25, Nov. 1, 8, 2000

Volume No. 105 on the 18 day of Oct, 2000
Volume No. 105 on the 25 day of Oct, 2000
Volume No. 105 on the 1 day of Nov, 2000
Volume No. 105 on the 8 day of Nov, 2000
Volume No. _____ on the _____ day of _____, 2000

Ruth Dobbs
(TITLE)

Sworn to and subscribed before me, this 8 day of Nov, 2000

Barbara A. Burke
BY Notary Public

NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE
MY COMMISSION EXPIRES: OCT. 31, 2002
BONDED THRU HEIDEN, BROOKS & GARLAND, INC.

A. Single first insertion of 372 words @ .12 \$ 44.64
B. 3 subsequent insertions of 1116 words @ .10 \$ 111.60
C. Making proof of publication and depositing to same \$ 3.00

TOTAL PUBLISHER'S FEE: \$ 159.24